

## PROPERTY DESCRIPTION

This large combo ranch offers rolling terrain with mild elevation changes, abundance of cover & wildlife, large neighboring ranches, excellent interior roads, multiple ponds and a creek that meanders throughout part of the ranch. Headquarters is centrally located with a comfortable 3-3 home, metal shed & cattle pens. This property is a great escape from the big city and within 2 hours of the Fort Worth!

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## DETAILS

### Land & Home Features

- **SIZE:** 624.526 Acres (Per YCAD - New Survey Will be Needed if Financed)
- **TERRAIN:** Rolling terrain offering some great views. Coal Branch Creek meanders throughout the lower eastern part of the property. Land varies from heavily wooded with slight elevation changes (50+/- feet) to level terrain with a few small meadows & one 40+ac field in the NW part of the property. Also, large neighboring ranches with one being over 1600 acres.
- **VEGETATION:** Tree cover consists of primarily mature mesquites in the north, but there is a large amount of post oak & live oaks in the southern part of the ranch, along with elms, hackberry and a variety of shrubs beneficial for all the wildlife.
- **WATER:** Surface water consists of 6+ ponds and a seasonal creek. The home has rural water that is provided by Fort Belknap water.
- **IMPROVEMENTS:** The Ranch house is a comfortable 3 bedrooms, 3 bath home with covered porch, metal roof and carport parking. In 2017, the owner added an additional square footage to the home and current sq. ft. 1836 sq. ft. (per YCAD)
- **TAXES:** Ag exempt taxes paid in 2020 were \$2145.
- **WILDLIFE & LEASE:** Whitetail deer, Rio Grande turkey, dove, ducks, and feral hogs. The property is currently leased out for hunting, but it can be canceled with adequate notice.

- **PASTURES:** Property is agriculturally exempt, currently running cattle and grasses are mostly native except the northwest pasture (40+Ac) that is occasionally planted in winter wheat.
- **FENCING:** Perimeter and cross fences are in fair to good condition, with most being in 5-strand barbed wire. There are also some cattle guards in place, along with a set of cattle pens near the home.
- **EQUIPMENT SHED:** Approximately 150 yards from the house and next to the cattle pens, is a metal shed used to keep equipment out of the elements.
- **ELECTRIC:** Electricity to the house is provided by Fort Belknap Co-Op and there's also a second electric meter at the deer camp.
- **EASEMENT:** There is a power line easement that runs through a portion of the southeastern part of the property, but it has very little impact to this large ranch and adds to the excellent interior road system.

### **Distances**

- **12 miles** west to Woodson
- **18 miles** south to Breckenridge
- **27 miles** east to Graham
- **73 miles** southwest to Abilene
- **115 miles** southeast to Fort Worth

### **Price**

**\$2,095,000**